

## **03-04-21 Advisory Committee Meeting**

### **West Linn Housing Advisory Committee HB2001 Meeting #2**

#### **ATTENDEES**

##### **Advisory Committee**

Vicki Olson  
Jim Farrell  
Drew Hanson  
John Frankel  
Karie Oakes  
Darren Gusdorf  
Roseann Johnson HBA  
Joe Vennes (HACC)  
Erin Maxey  
Richard Nowacki  
Carrie Pellett  
Drew Hanson  
Richard Nowacki

##### **Project Team Members**

Darren Wyss  
Jennifer Donnelly - DLCD  
Robert Mansolillo - DLCD  
Sou Garner-MIG  
Alex Dupey-MIG

#### **AGENDA**

- Welcome
- Code concepts Presentation
  - Code Audit Findings
  - Middle Housing Definitions and Requirements
- Discussion
- Next Steps / Close

#### **SUMMARY**

The meeting began with a welcome and re-introductions by MIG's Project Manager with an explanation on the purpose of the meeting: (1) To present and solicit feedback on the middle housing code concepts developed for West Linn and (2) discuss siting and design considerations the advisory committee has for middle housing in West Linn to inform the code amendments process.

MIG presented a streamlined version of the PowerPoint presentation that was sent out to the planning advisory committee and posted online. That presentation is attached here to the summary notes.

## **Schedule**

Due to the severe weather conditions, this meeting was pushed back from February 16 to March 4. However, the project milestones remain minorly affected. With this meeting, the project is about halfway from completion and a project survey is being developed and released in the upcoming weeks to assist in the code amendments as well.

## **Code Audit Findings**

Generally, the West Linn General Plan and Development Code had no direct conflicts with the state requirements. However, there were a few areas that needed to be clarified with this process.

- Definitions of middle housing types need to be adopted into the CDC
- Clear and objective siting and dimensional standards and conditions are not present for middle housing typologies in the CDC or the Comprehensive Plan
- Multi-family developments are defined as 3 or more units is subject to the Design Review Process, when SF development is not
- Stricter dimensional standards for multi-family and duplexes in the Medium and Medium-High Density zones
- Parking for 3 units or more units are defined by bedrooms; may need to be adjusted

## **Middle Housing Definitions, Requirement, Code Concepts and Discussion**

The following discussion questions were presented to the advisory group to lead the conversation on how this could be applied in West Linn:

- What are issues or possible constraints with the development of these middle housing types in West Linn?
- What opportunities do you see?
- What should we consider from a design perspective?

The discussion centered on eight topic areas.

### **Affordability**

A member of the committee asked if there was information on the cost of developing middle housing. This project is primarily centered on design and placement and the ability of the City to permit middle housing in residential zones with single-family zones. Although, cost of developing middle housing is not analyzed, an intent of the state legislation is creating a path forward for middle housing by offering different types of housing at different price points.

### **Compatibility and West Linn Character**

An area of concern that was discussed at multiple times during the meeting was how higher density housing would alter the feel of the community from a design (aesthetic) and intensity (type) perspective.

It was vocalized that the traditional land use patterns and zoning was used to discriminate certain demographic groups to home ownership and neighborhood compatibility should not be a reason to not address the current issue of housing under-production in the state.

It was also voiced that that there needs to be a balance between what is existing in the neighborhoods and creating a path forward that is effective at meeting the intent of the legislation and administrative rules.

The legislation and administrative rules state that site and design requirement cannot be more restrictive than what is allowed for a detached single-family dwelling unit. All the residential zones will need to permit middle housing but there is flexibility in how they are designed as long as it is consistent between consistency between duplexes, triplexes, quadplexes, townhomes, cottage clusters, detached single-family dwelling units and multi-family developments.

### **Parking**

There was concern that if on-street parking is permitted for higher density residential developments that residents of single-family homes would not be able to have direct access to their homes.

The state set minimum requirements for parking but does not prevent a city from allowing more than what is stated. Currently, the city code requires one parking space per single-family household. However, developers do not build to that. With the implementation of middle housing standards, this flexibility in the code could be maintained and homes could be built with more than one parking space per household, if the lot size allows. Furthermore, access requirements for middle housing needs to be

consistent with what is required and allowed for detached single-family dwelling units. Currently, the development code requires access from the lower classified street, which may include alleys.

Additionally, Community Development Code Chapter 46.090 states that stacked or tandem parking is permitted for 1 or more-bedroom apartments if the parking spaces are assigned to specific apartments.

### **Far and Lot Coverage**

There was a question on if the maximums for Floor Area Ratio (FAR) and lot coverage would be applicable to middle housing types as well.

The Department of Land Conservation and Development confirmed that FAR standards are not required for triplex/quadplex and townhomes. If they are, they cannot be more restrictive than what is allowed for single-family dwelling units. Additionally, a city cannot require FAR for cottage clusters.

For townhomes, a city is not required to apply a minimum lot or parcel size to townhomes but if it chooses to the average minimum lot size cannot be greater than 1,500 SF for the townhouse project (Section 660-046-0220.3).

### **Cottage Clusters**

It was clarified that the maximum building footprint for a cottage cluster is 900 square feet with exemptions up to 200 square feet for garages or carports. The state requirements also permits a city to allow cottage clusters to be sited on a single lot or subdivided into individual lots for each dwelling unit. This is a policy decision that will be presented to leadership for consideration.

### **Siting and Design**

Members of the committee would like the city to consider architecturally interesting designs with variations in rooflines, minimizing garage doors, and textually interesting materials and facades, congestion, access to higher classified roads and allowing attached and detached duplexes. It was re-emphasized that design standards cannot be more restrictive than what is allowed for single-family dwelling units. Currently, West Linn only has design standards that speak to the side wall transition and only require multi-family developments to go through the Design Review process and there is currently only one mixed-use zone that has district level design standards which is intended to act as a transition between the historic district and the higher density commercial corridor. It was noted that West Linn does have flexible design standards that would be beneficial to maintain.

There was discussion on if design standards can be regulated in specific neighborhoods, if they apply to both middle housing and detached single-family dwelling units. DLCD confirmed that this can be allowed, if the neighborhood was a historic district protected under Oregon Land Use Goal 5. City staff confirmed that the process of creating a historic district would include in inventory, a separate process to create a historic district and finally the development of design standards for that district.

### **Location of Middle Housing**

Considering West Linn has limited buildable lands, a part of the discussion was centered on where middle housing developments would occur. Some points made during the discussion included the following:

- Middle housing development should not be allowed at the cost of losing agriculture and farmland
- Urban reserves are opportunities for middle housing
- Middle housing should be integrated into the existing neighborhoods
- Considering the cost to build in West Linn, the market may still only support the development of larger detached single-family homes and estate homes

### **Performance Metric Approach**

State requirements provides pathway options for a city to implement the legislation and administrative rules. One of these is to regulate the minimum lot sizes and densities outside of the state requirements so long as middle housing types other than duplexes meet pre-defined target percentages and is equitably distributed by allowing at least one Middle Housing type other than duplexes and cottage clusters on 75% or more of all lots and parcels within each census block.

There has not been in-depth conversations with leadership regarding this option.